

# NITZE-STAGEN & CO., INC.

STARBUCKS CENTER  
2401 Utah Avenue South, Suite 305  
Seattle, Washington 98134

April 13, 2016

The Honorable Anthony R. Foxx  
Secretary  
U.S. Department of Transportation  
1200 New Jersey Avenue SE  
Washington, DC 20590

RE: City of Seattle FASTLANE Grant Application for the South Lander Street Grade Separation and Railway Safety Project

Dear Secretary Foxx:

On behalf of Nitze-Stagen, I am pleased to write this letter of support for the City of Seattle's application for federal funding of the South Lander Street Grade Separation and Railway Safety Project.

Nitze-Stagen, located in the heart of South Downtown Seattle (SODO), is an integrated real estate investment and property management firm with a portfolio of properties located in the greater Seattle market. Perhaps one of our most iconic properties, and where Nitze-Stagen is physically located, is the Seattle's Starbucks Center – just off the west end of S Lander St.

Nitze-Stagen purchased this 2 million square foot building in 1990, and it has since become the centerpiece for the redevelopment of a neighborhood that the mayor of Seattle dubbed the city's new "economic powerhouse." It now holds the iconic Starbucks corporate headquarters, over a million square feet of corporate offices, 100,000 square feet of retail and hundreds of thousands square feet of storage, distribution and accessory uses. Employees coming to and from this building daily are in the thousands – so ensuring there is safe and reliable access via Lander Street has long been a priority.

Nitze-Stagen is a proud and active member of this industrial community. We spearheaded the development of a neighborhood association to encourage dialogue and action aimed at generating interest and development activity in the surrounding area. Projects like the S Lander Street Grade Separation represent a commitment by the City and others to support the continued growth of the SODO business community.

We urge consideration of this important project and hope USDOT will support the City of Seattle's efforts to fully fund the South Lander Street Grade Separation and Railway Safety Project.

Sincerely,

A handwritten signature in black ink, appearing to read "Angi Davis". The signature is fluid and cursive, with the first name "Angi" being more prominent than the last name "Davis".

Angi Davis

Vice President, Property Management and Leasing at Nitze-Stagen & Co. Inc.

Cc:

Senator Maria Cantwell

Senator Patty Murray

Governor Jay Inslee

Congressman Jim McDermott